

**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
CONSUMER SERVICES DIVISION**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Escrow Agent Registration Act of Washington by:

International Escrow Inc.; and
Grigory Yelkin, Ben Tran, and Slava Dekman,
Principals,

Respondents.

NO. C-02-373-05-CO03

**CONSENT ORDER
BETWEEN THE DEPARTMENT AND**

INTERNATIONAL ESCROW, INC.

AND

SLAVA DEKMAN

COMES NOW the Acting Director of the Department of Financial Institutions (Acting Director), through her designee Chuck Cross, Director and Enforcement Chief, Division of Consumer Services, and International Escrow, Inc. and Slava Dekman (hereinafter collectively as "Respondents" or separately as Respondent International and Respondent Dekman), by and through their attorney Ryan S. F. Yee, and finding that the issues raised in the captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 18.44 of the Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

AGREEMENT AND ORDER

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents have agreed upon a basis for resolution of the matters alleged in Statement of Charges and Notice of Intent to Assess Monetary Penalties, Revoke License, and Prohibit from Participation in the Escrow Industry No. C-02-373-03-SC01, (hereinafter referred to as "Statement of Charges") entered August 29, 2003, (copy attached hereto). Pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondents hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the

above captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend this Consent Order to fully resolve Statement of Charges No. C-02-373-03-SC01, entered August 29, 2003.

Based upon the foregoing:

A. Jurisdiction. It is AGREED that the Department has jurisdiction over the subject matter of the activities discussed herein.

B. Conditions Are Binding. It is AGREED that the parties shall be bound by the terms and conditions of this Consent Order as set forth herein.

C. Waiver of Hearing. It is AGREED that Respondents have been informed of their right to a hearing before an administrative law judge, and that they have waived this right to a hearing and any and all administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.

D. Non-Compliance with Order. It is AGREED that Respondents understand that failure to abide by the terms and conditions of this Consent Order may result in further legal action by the Director. In the event of such future legal action, Respondents may be responsible to reimburse the Director for the cost incurred in pursuing such action, including but not limited to, attorney fees.

E. Revocation of Escrow Agent License. It is AGREED that the escrow agent license issued to and held by Respondent International Escrow, Inc. shall be and is hereby REVOKED immediately upon entry of this Consent Order.

F. Prohibition from Escrow Industry. It is AGREED that Respondent Dekman upon entry of this Consent Order shall be prohibited from participation in the conduct of the affairs of a licensed escrow agent as an officer, principal, designated escrow officer, or employee of any licensed escrow agent or any person subject to licensing under this chapter for five (5) years.

G. Application for Escrow Agent License. It is AGREED that upon entry of this Consent Order Respondents shall refrain from applying for an Escrow Agent license under any name for a period of five (5) years.

1 **H. Fine.** It is AGREED that Respondents shall pay to the Department immediately upon entry of this
2 Consent Order a fine of two thousand dollars (\$2,000) in the form of a cashier's check made payable to the
3 "Washington State Treasurer."

4 **I. Maintain Records.** It is AGREED that Respondents shall maintain all records involving escrow
5 transactions for a minimum of six (6) years following the closing or termination of the escrow transaction. It is
6 FURTHER AGREED that Respondents immediately upon entry of this Consent Order shall notify the Department in
7 writing of the name, telephone number and complete address of the custodian of records and the location of records.

8 **J. Escheat Trust Funds.** It is AGREED that Respondents immediately upon entry of this Consent
9 Order shall take the necessary steps to escheat trust funds of nearly \$10,000 to the State of Washington as soon
10 as possible and no later than thirty (30) days after entry of this Consent Order. It is FURTHER AGREED that
11 Respondents shall provide the Department with written proof of such payment as soon as possible and no later than
12 thirty (30) days after entry of this Consent Order. The "written proof" at a minimum must consist of copies of the front
13 and back of the cancelled check.

14 **K. Future Application for License.** It is AGREED that the conduct giving rise to the issuance of the above-
15 referenced Statement of Charges will not be considered by the Department in the assessment of any future application
16 for an escrow agent license in the state of Washington, in the event Respondents wish to pursue such application.

17 **L. Authority to Execute Order.** It is AGREED that the undersigned has represented and warranted
18 that they have the full power and right to execute this Consent Order on behalf of the party represented.

19 **M. Compliance with the Law.** Respondents AGREE that, in the future, should they wish to participate in the
20 escrow industry in Washington under any name in any capacity, such as an Escrow Agent or Designated Escrow
21 Officer, they shall fully and completely comply with the Escrow Agent Registration Act and the rules adopted
22 thereunder, and any and all other relevant statutes and regulations in place at that time.

23 **N. Voluntarily Entered.** It is AGREED that Respondents have voluntarily entered into this Consent Order,
24 which is effective when signed by the Director's designee.

O. **Completely Read, Understood, and Agreed.** It is AGREED that Respondents have read the Consent Order in its entirety and fully understand and agree to all of the same.

RESPONDENT INTERNATIONAL ESCROW, INC.

By: /S/ 3/07/2005
SLAVA DEKMAN, Principal Date

RESPONDENT SLAVA DEKMAN

/S/ 3/07/2005
SLAVA DEKMAN, Individually Date

/S/ 3/07/2005 RYAN S. F. YEE, WSBA
No. 21214 Date
Attorney at Law
Attorney for Respondent International Escrow, Inc
And Respondent Slava Dekman

DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 11th DAY OF MARCH, 2005.

/S/
CHUCK CROSS
Director and Enforcement Chief
Division of Consumer Services
Department of Financial Institutions